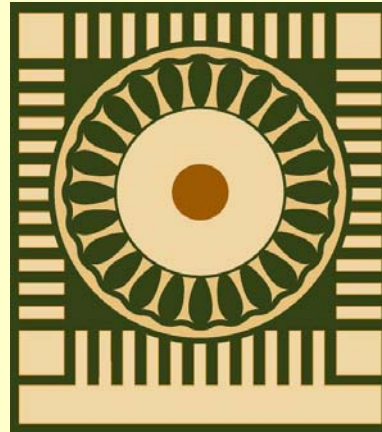


City of Hayward



CENSUS 2000 SUMMARY

Volume 1

Selected General Population and Housing Characteristics

November 2003

Prepared by

Hayward Community and Economic Development Department

777 B Street, Hayward, California 94541

Table Of Contents

	Page
Introduction.....	3
Population.....	4
Race and Ethnicity.....	5
Age.....	9
Household Composition.....	12
Educational Attainment.....	15
Mobility.....	16
Housing Growth.....	17
Housing Type and Tenure.....	19
Housing Value and Rent.....	20
Household Income.....	21
Occupation.....	26
Place of Work.....	30

Introduction

The purposes of the *City of Hayward Census 2000 Summary* are:

- To assist in identifying significant socioeconomic trends affecting the City of Hayward; and
- To meet the information needs of residents, the business community and other public agencies.

Data included in this report is for the City of Hayward. Persons interested in information for smaller geographical areas may contact the Planning Division at (510) 583-4226.

Note: Data for this summary is drawn from both Census 2000 Summary File 1 (100 percent Data) and Census 2000 Summary File 3 (Sample Data). This report includes data from earlier censuses for comparison purposes; however, data from these censuses are not always directly comparable due to varying definitions or methods of aggregation. For example, several new categories on race have been created in the 2000 Census. Data on race and ethnicity includes all Hispanic or Latino persons in one category, regardless of race, in order eliminate double-counting and allows totals to add up to 100 percent.

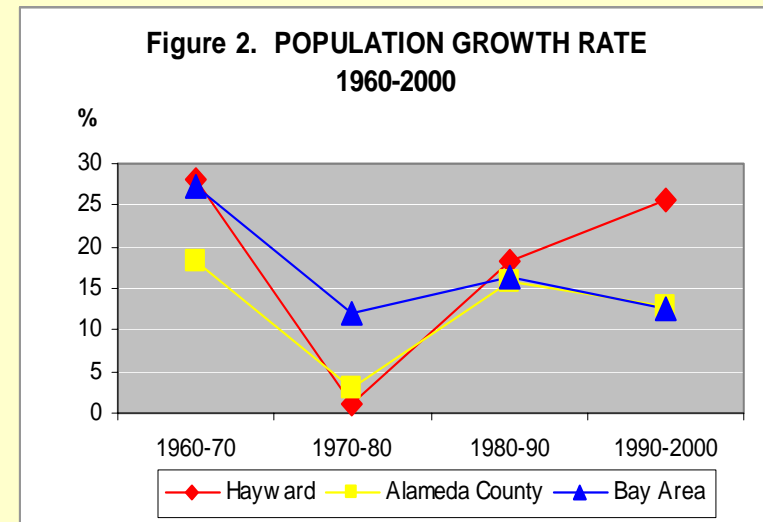
Population

With a population of 140,030, Hayward is the 3rd largest city in the East Bay, after Oakland and Fremont. It is the 6th largest city in the Bay Area. Hayward is ranked 30th among cities in California, and 154th among all cities in the United States. (Figure 1)

Historically, Hayward has been among the Bay Area's largest cities since experiencing a five-fold increase in its population between 1950-1960. Following a relatively slower growth rate in subsequent decades, Hayward's population has grown by 25 percent in the last ten years, at almost double the rate of both Alameda County and the Bay Area. (Figure 2) This represents an increase of almost 29,000 people over the 1990 population of 111,498.

Figure 1. TOTAL POPULATION : 1940-2000

Year	Hayward	Alameda County	Bay Area	% of County	% of Bay Area
1940	6,736	513,011	1,734,308	1.3	0.4
1950	14,240	740,315	2,681,322	1.9	0.5
1960	72,700	908,209	3,638,939	8.0	2.0
1970	93,058	1,073,184	4,628,199	8.7	2.0
1980	94,167	1,105,379	5,179,784	8.5	1.8
1990	111,498	1,279,182	6,023,577	8.7	1.9
2000	140,030	1,443,741	6,783,760	9.7	2.1



Race and Ethnicity

In Hayward, no single racial or ethnic group constitutes a majority of the population. Hispanics now comprise 34 percent of the total population, with Whites at 29 percent, Asians and Pacific Islanders totaling 20 percent, and Blacks or African American at 11 percent. A new category, Two or More Races, accounts for almost 5 percent of the population. (Figure 3)

This cultural diversity extends throughout Hayward neighborhoods. The accompanying map of Hayward census tracts (Figure 4) reveals that a single population group forms a majority in only seven neighborhoods (two have a majority of Whites and five have a majority of Hispanics.)

Figure 3. POPULATION BY RACE AND HISPANIC ORIGIN 1980-2000								
Group	1980	%*	1990	%*	2000	%*	% Change	
							'80-'90	'90-'00
Hispanic or Latino (of any race)	19,029	20.2	26,671	23.9	47,850	34.2	40.2	79.4
White	61,589	65.4	57,005	51.1	40,896	29.2	-7.4	-28.3
Black or African American	5,269	5.6	10,440	9.4	14,846	10.6	98.1	42.2
American Indian and Alaska Native	880	0.9	688	0.6	570	0.4	-21.8	-17.2
Asian and Native Hawaiian & Other Pacific Islander	7,085	7.5	16,342	14.7	28,700	20.5	130.7	75.6
Asian	NA	NA	NA	NA	26,189	18.7	NA	NA
Native Hawaiian & Other Pacific Islander	NA	NA	NA	NA	2,511	1.8	NA	NA
Other	315	0.3	352	0.3	NA	NA	NA	NA
Some other race	NA	NA	NA	NA	692	0.5	NA	NA
Two or more race	NA	NA	NA	NA	6,476	4.6	NA	NA
Totals	94,167	100.0	111,498	100.0	140,030	100.0	18.4	25.6

Figure 4.

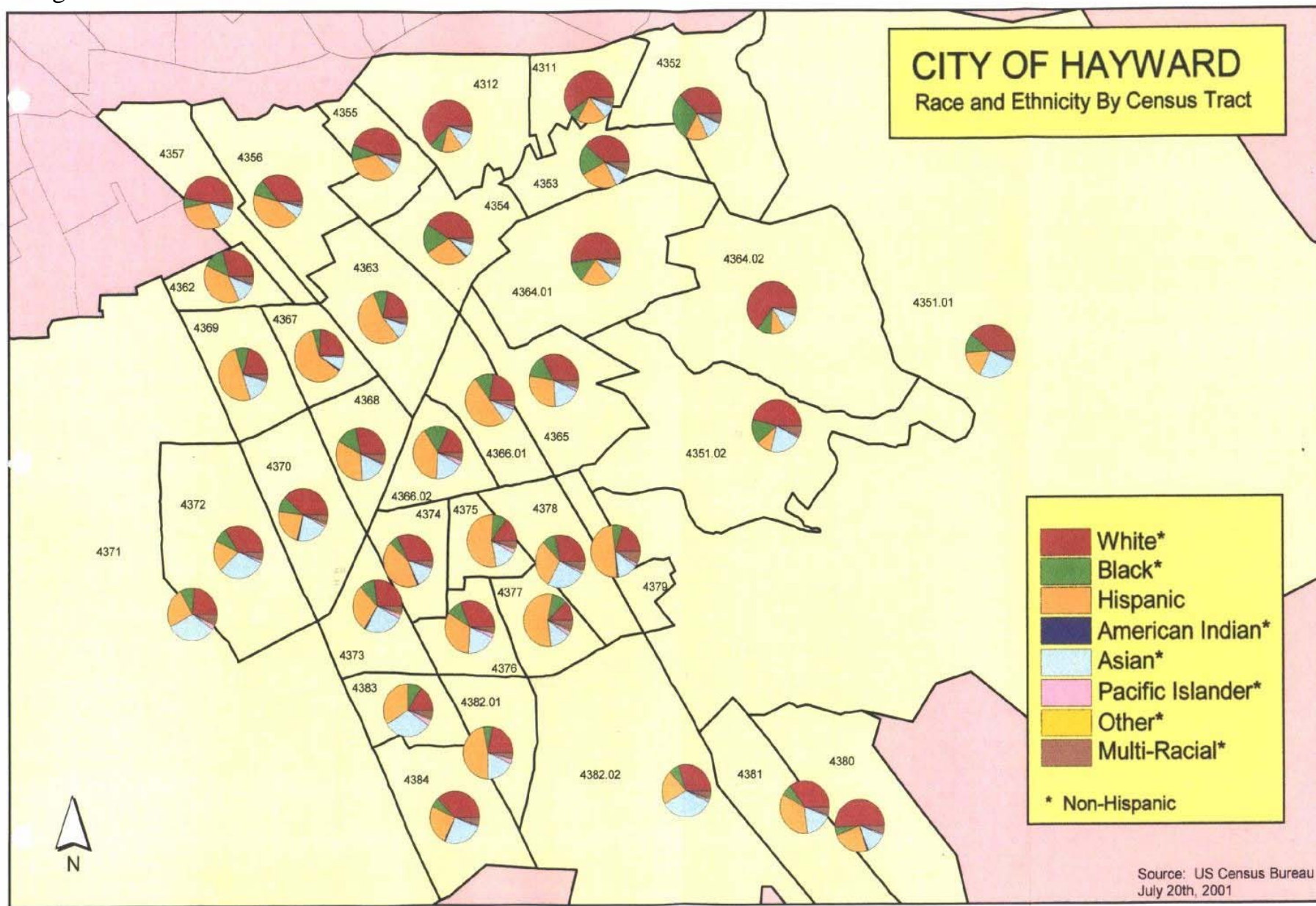
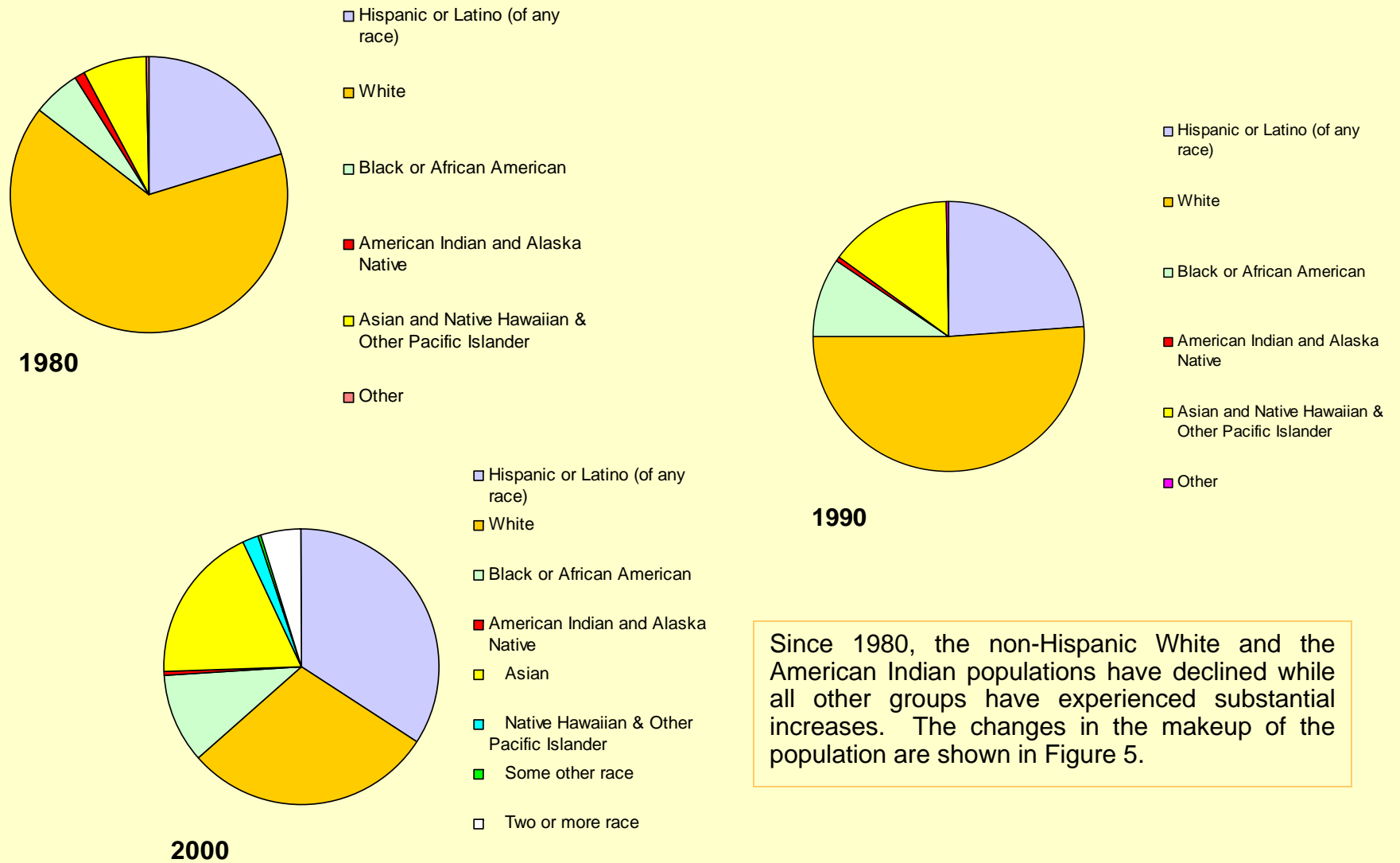


Figure 5.
Population by Race and Hispanic Origin: 1980 - 2000



Population of Mexican ancestry and Filipino ancestry represent the largest portions of the two most rapidly growing groups, Hispanics and Asians, respectively. (Figure 6 & 7)

This growth is also apparent by the growing prominence of Spanish and Asian languages spoken at home. (Figure 8)

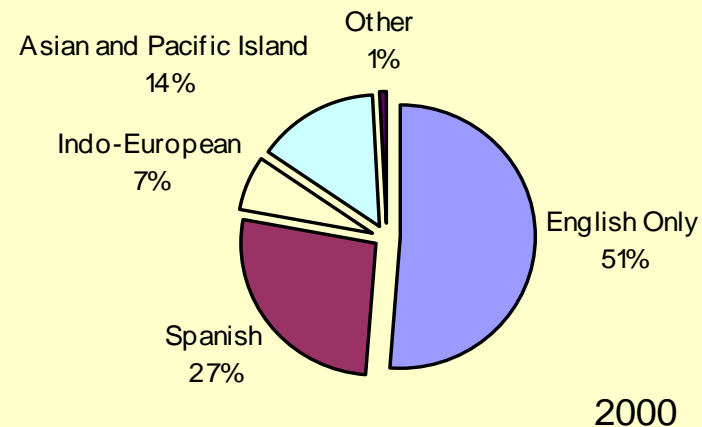
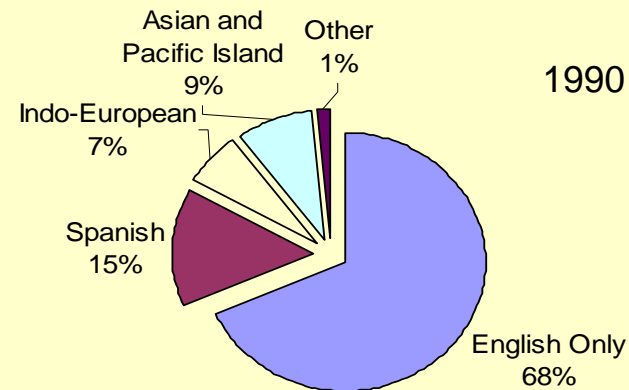
Figure 6. HISPANIC POPULATION BY ANCESTRY

	1990	2000
Mexican	16,773	34,035
Puerto Rican	2,307	2,177
Cuban	189	213
Other Hispanic or Latino	6,834	11,425
Total	26,103	47,850

Figure 7. ASIAN POPULATION BY ANCESTRY

	1990	2000
Asian Indian	1,740	4,086
Chinese	3,158	3,998
Filipino	7,258	12,755
Japanese	1,040	1,006
Korean	732	780
Vietnamese	1,340	2,783
Other Asian	N/A	1,171
Total	17,259	28,579

Figure 8. Language Spoken at Home



Age of Population

The segments of the population with the largest increases in terms of percentage since 1990 are the school-age group (5-19), the “baby boomers” (35-54) and the seniors (75 and over). (Figure 9) The population between 35-54 years of age increased from over 27,000 in 1990 to about 39,000 in 2000. (Figure 10)

Figure 9.
Percentage Change in Total Population by Age:
1990-2000

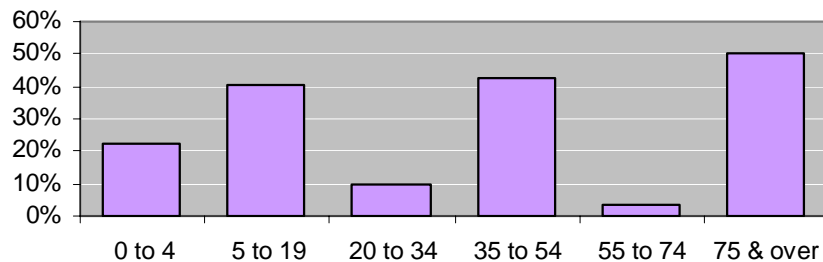


Figure 10. TOTAL POPULATION BY AGE

Age	1990	%	2000	%
0 to 4	8,990	8.1	11,011	7.9
5 to 19	21,731	19.5	30,494	21.8
20 to 34	32,500	29.1	35,761	25.5
35 to 54	27,221	24.4	38,831	27.7
55 to 74	16,465	14.8	17,032	12.2
75 & over	4,591	4.1	6,901	4.9
Total	111,498	100.0	140,030	100.0

The male population in each category below 45 years of age is larger than the female population while the reverse is true for age categories 45 and above. (Figure 12)

Although the “baby boomers” are the largest group among Whites, Blacks and Asians, the young adult population (20-34) is the largest group among Hispanics. (Figure 11) The increases in the school-age group as well as the pre-school age group (0-4) occurred primarily among Hispanics, Blacks and Pacific Islanders. Whites and Asians have the highest percentages of their population in the 55-74 age group, and over 10 percent of the White population is over 75 years of age. (Figure 13 and 14)

% Figure 11. Population Distribution by Age and Race

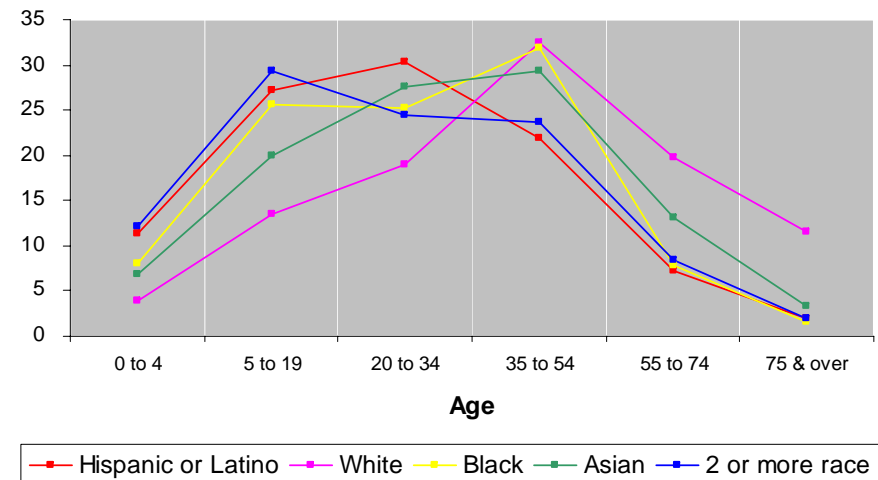


Figure 12.
Age/Sex Pyramids: 1990-2000

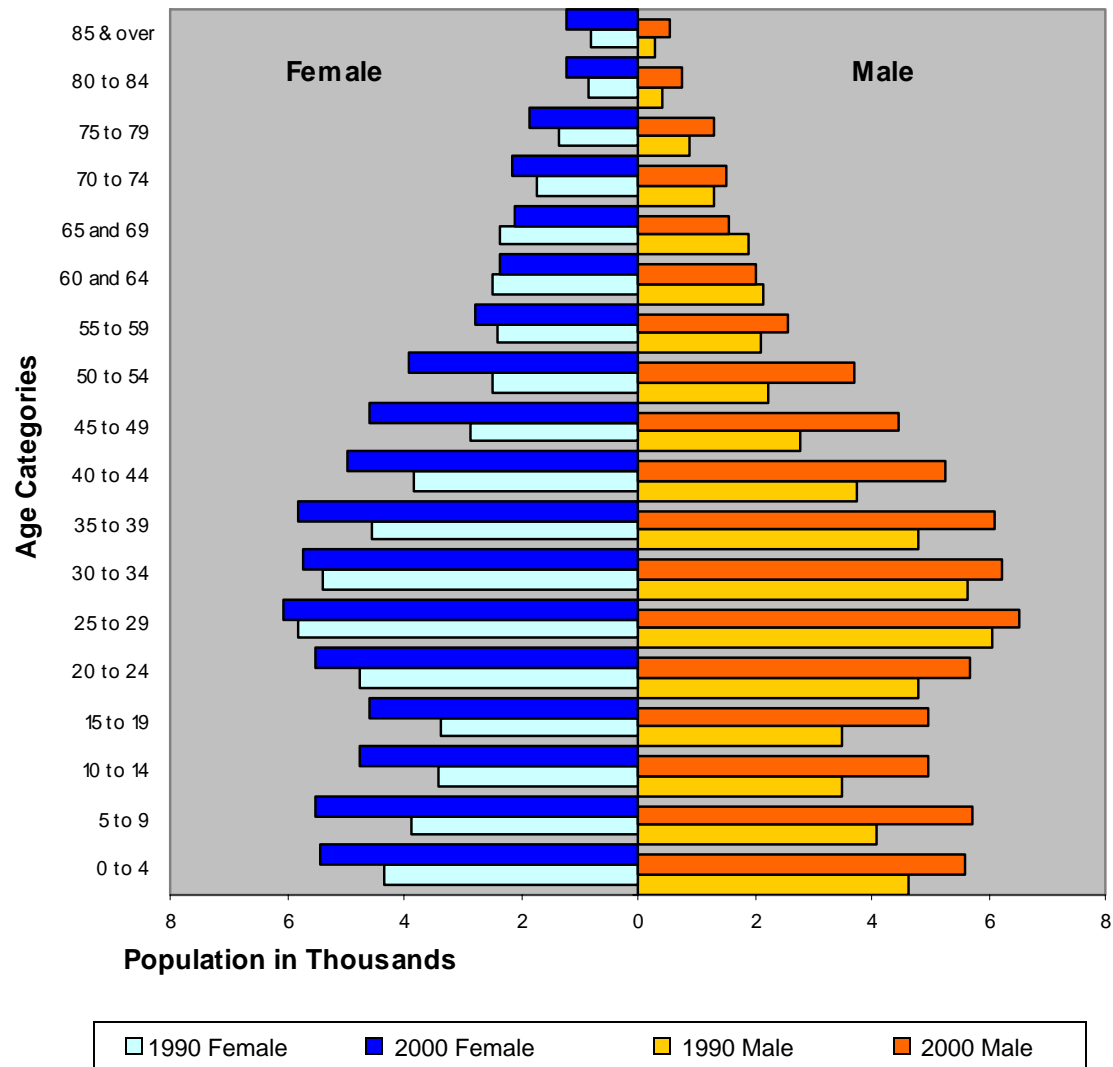


Figure 13. POPULATION BY AGE AND RACE: 2000

Age	Hispanic or Latino	White	Black or African American	American Indian	Asian	Hawaiian & Other Pacific Islander	Some Other Race	2 or More Race	Total
0 to 4	5,410	1,576	1,177	25	1,784	194	59	786	11,011
5 to 19	13,015	5,493	3,802	126	5,229	725	204	1,900	30,494
20 to 34	14,511	7,786	3,741	116	7,215	627	182	1,583	35,761
35 to 54	10,494	13,244	4,722	223	7,676	745	189	1,538	38,831
55 to 74	3,499	8,102	1,174	62	3,410	195	48	542	17,032
75 & over	921	4,695	230	18	875	25	10	127	6,901
TOTALS	47,850	40,896	14,846	570	26,189	2,511	692	6,476	140,030

Figure 14. PERCENTAGE OF POPULATION BY AGE AND RACE: 2000

Age	Hispanic or Latino	White	Black	American Indian	Asian	Pacific Islander	Some Other Race	2 or more race	Total
0 to 4	11.3	3.9	7.9	4.4	6.8	7.7	8.5	12.1	7.9
5 to 19	27.2	13.4	25.6	22.1	20.0	28.9	29.5	29.3	21.8
20 to 34	30.3	19.0	25.2	20.4	27.5	25.0	26.3	24.4	25.5
35 to 54	21.9	32.4	31.8	39.1	29.3	29.7	27.3	23.7	27.7
55 to 74	7.3	19.8	7.9	10.9	13.0	7.8	6.9	8.4	12.2
75 & over	1.9	11.5	1.5	3.2	3.3	1.0	1.4	2.0	4.9
TOTALS	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

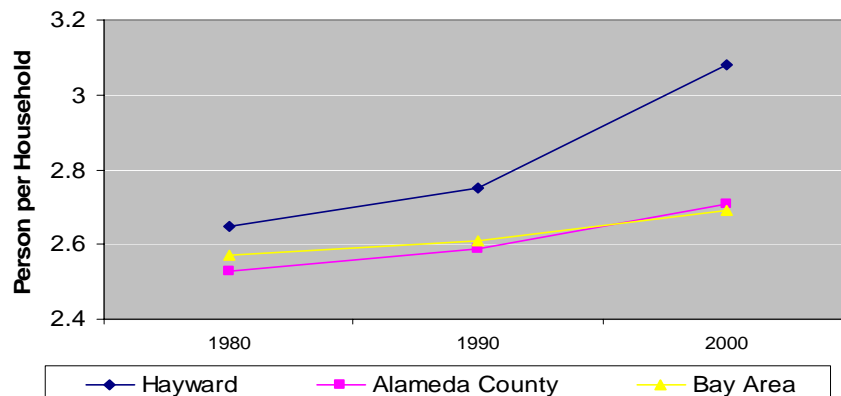
Household Composition

The household growth rate, at 11.7 percent, in Hayward is slightly above both Alameda County and the Bay Area, which grew at 9.1 and 9.8 percent, respectively between 1990 and 2000. (Figure 15) However, the average household size in Hayward is significantly higher and has also grown at a higher rate than both the County and the region. (Figure 16) The result is a relatively higher increase in total population as compared to household growth.

Figure 15. TOTAL HOUSEHOLDS : 1980-2000

Year	Hayward	Alameda County	Bay Area	% of County	% of Bay Area
1980	34,415	427,327	1,970,549	8.1	1.7
1990	40,117	479,518	2,246,242	8.4	1.8
2000	44,804	523,366	2,466,019	8.6	1.8

Figure 16. Average Household Size

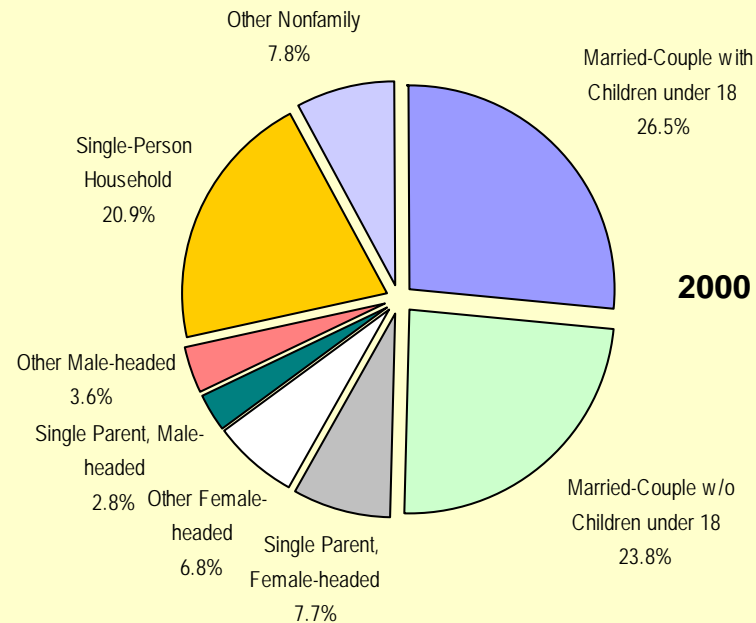


There has not been a major shift in the percentage of household types since 1990. The percentage of married couple households with children under age 18, has increased slightly while all other types have declined. This type of household accounts for about 26.5 percent of all households in Hayward. The percentage of single-parent households, both male and female, comprises about 10.5 percent. The percentage of non-family households, which include single-person households as well as unrelated individuals living together, is approximately 29 percent of the total households in Hayward. (Figure 17 and 18)

Figure 17. HOUSEHOLD BY TYPE

	1990		2000	
	Units	%	Units	%
Family Household:				
Married-Couple with Children, under 18	10,128	25.2	11,886	26.5
Married-Couple w/o Children under 18	10,226	25.5	10,669	23.8
Female, Single Parent Household				
Other Female-headed Household	1,822	4.5	3,049	6.8
Male, Single Parent Household				
Other Male-headed Household	1,007	2.5	1,250	2.8
Nonfamily Household:				
Single-Person Household	8,942	22.3	9,369	20.9
Other Nonfamily Households	3,564	8.9	3,504	7.8
TOTAL HOUSEHOLD	40,117	100.0	44,804	100.0

Figure 18. Household by Type



About 95 percent of total households in Hayward are comprised of four racial and ethnic groups: White, Black or African American, Hispanic or Latino and Asian. (Figure 19)

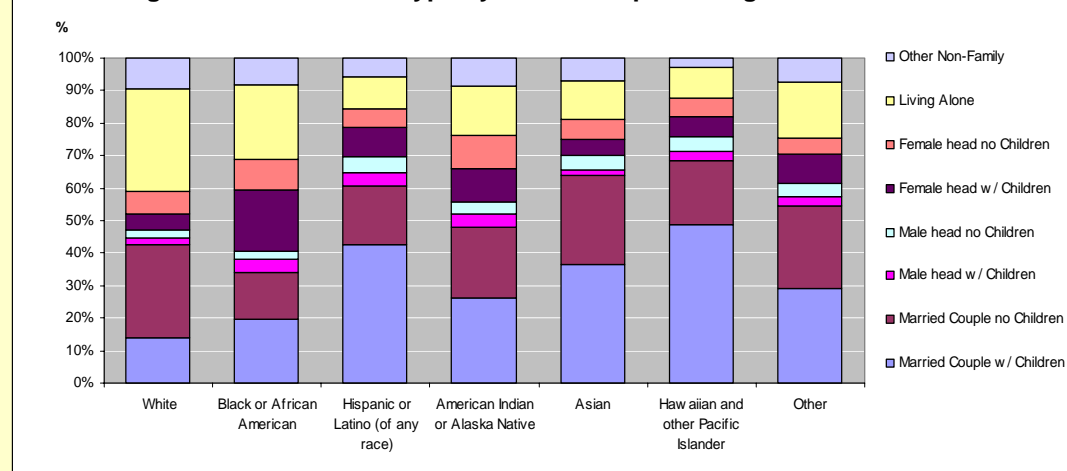
The household composition of each group differs significantly. While single-person households make up only 9.7 percent of the total Hispanic or Latino households and 12 percent of the total Asian households; they represent 31.5 percent of the White and 23.2 percent of the Black or African American households.

Conversely, while households comprised of married couples with children represent over 42 percent of the total Hispanic and Latino households and over 36 percent of the total Asian households, they only make up 14 percent of the White and 19.5 percent of the Black or African American households. (Figure 20)

Figure 19. HOUSEHOLD TYPE BY RACE AND HISPANIC ORIGIN: 2000

Household Type	White		Black or African American		Hispanic or Latino (of any race)		Alaska Native or American Indian		Asian		Hawaiian and Other Pacific Islander		Other	
	No. of Households	%	No. of Households	%	No. of Households	%	No. of Households	%	No. of Households	%	No. of Households	%	No. of Households	%
Married-Couple Family Household:														
With own children under 18 years:	2,534	14.0	1,104	19.5	4,707	42.5	90	26.2	2,691	36.4	326	48.9	434	29.2
No own children under 18 years	5,236	28.8	828	14.6	1,999	18.0	74	21.6	2,026	27.4	131	19.7	375	25.3
Total Married-Couple Family Household	7,770	42.8	1,932	34.1	6,706	60.5	164	47.8	4,717	63.8	457	68.6	809	54.5
Other family:														
Male householder, no wife present:	825	4.5	376	6.6	1,030	9.3	27	7.9	463	6.3	47	7.1	105	7.1
With own children under 18 years:	325	1.8	231	4.1	476	4.3	14	4.1	143	1.9	19	2.9	42	2.8
No own children under 18 years	500	2.8	145	2.6	554	5.0	13	3.8	320	4.3	28	4.2	63	4.2
Female householder, no husband present:	2,107	11.6	1,593	28.1	1,636	14.8	70	20.4	810	10.9	80	12.0	207	13.9
With own children under 18 years:	855	4.7	1,059	18.7	972	8.8	36	10.5	360	4.9	42	6.3	130	8.8
No own children under 18 years	1,252	6.9	534	9.4	664	6.0	34	9.9	450	6.1	38	5.7	77	5.2
Total Other Family Household	2,932	16.1	1,969	34.7	2,666	24.1	97	28.3	1,273	17.2	127	19.1	312	21.0
Non-Family Households:														
Living Alone	5,728	31.5	1,314	23.2	1,071	9.7	52	15.2	887	12.0	63	9.5	254	17.1
Not Living Alone	1,728	9.5	455	8.0	642	5.8	30	8.7	521	7.0	19	2.9	109	7.3
Total Non-Family Household	7,456	41.1	1,769	31.2	1,713	15.5	82	23.9	1,408	19.0	82	12.3	363	24.5
Totals	18,158	100.0	5,670	100.0	11,085	100.0	343	100.0	7,398	100.0	666	100.0	1,484	100.0

Figure 20. Household Type by Race & Hispanic Origin : 2000



Educational Attainment

The percentage of residents age 25 and over with a college degree has increased slightly to almost 27 percent. As expected, there has been an accompanying decrease in the percentage of population with only a high school diploma or some high school. (Figure 21)

Figure 21. Educational Attainment for Hayward Residents age 25 and over

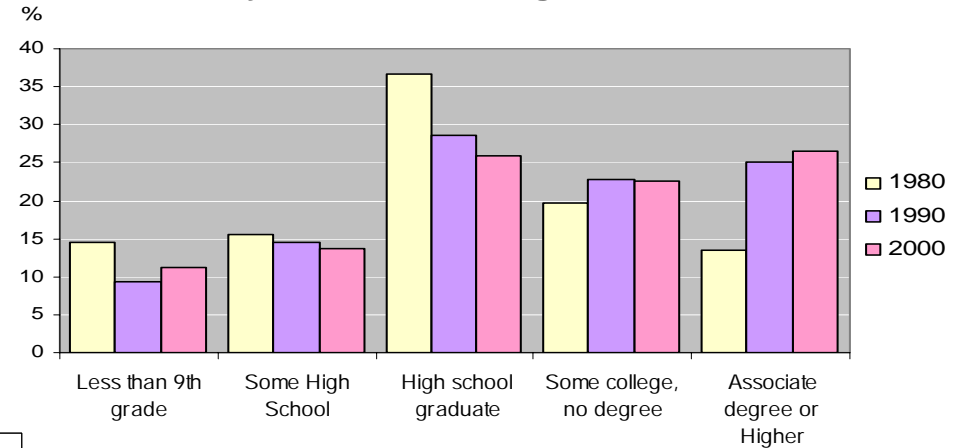
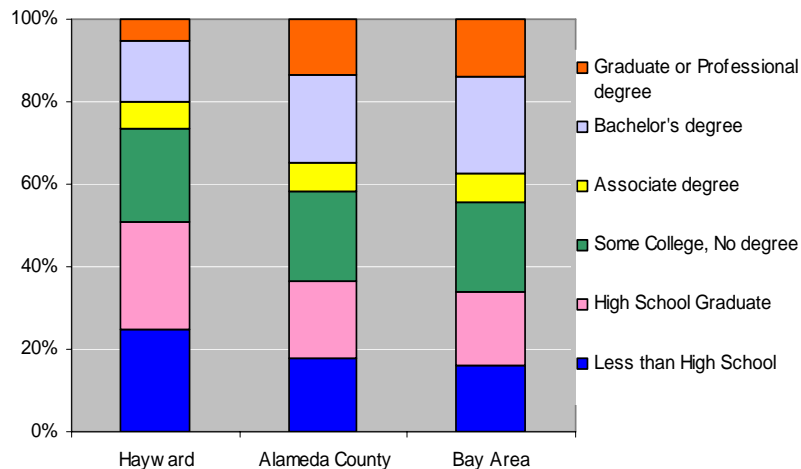


Figure 22. Educational Attainment in the Bay Area



Compared to Alameda County and the Bay Area region, the City has a greater percentage of residents with an education attainment level of a high school diploma or less. (Figure 22)

Mobility

Approximately 50 percent of Hayward residents lived in the same house in 1995, while another 11 percent lived in a different house elsewhere in Hayward. On the other hand, this means that almost 40 percent of Hayward residents have moved into the city between 1995 and 2000. Although most of these people came from elsewhere in Alameda County and California, almost 20 percent of the new residents (or 7 percent of Hayward population) migrated from outside the United States. (Figure 23)

Figure 23.
Residence in 1995

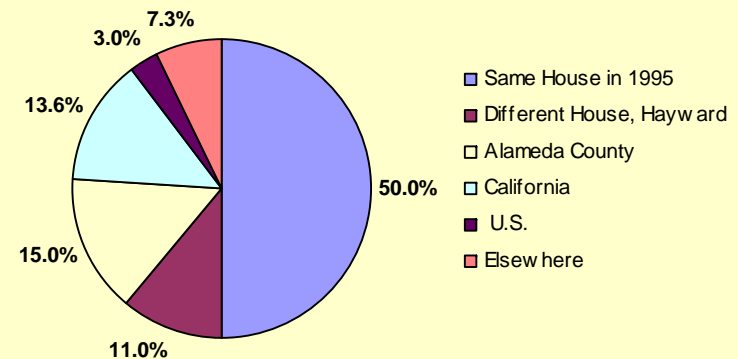
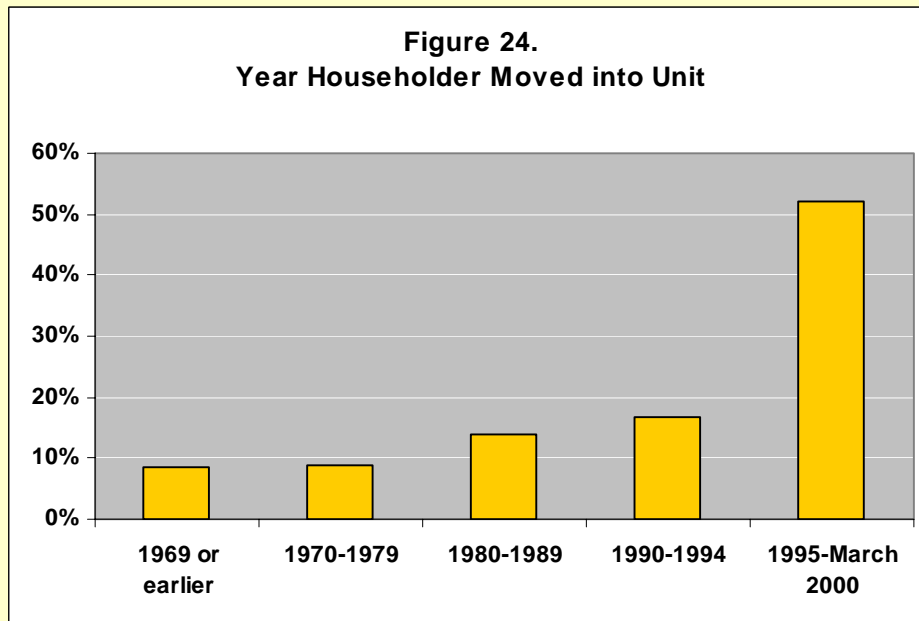


Figure 24.
Year Householder Moved into Unit



Of those households that moved into their current residence since 1995, approximately two-thirds rent their unit and one-third own their unit. Almost 20 percent of the total households have lived in their same residence at least twenty years. (Figure 24)

Housing Growth

The housing stock in Hayward now totals 45,960 units, although growth is continuing at a much slower pace than in previous decades. (Figure 25) Of the total increase of 3,744 units since 1990, about two fifths are single-family detached homes and one third are in structures with 5 units or more. In terms of percentage, single-family attached homes has grown most significantly at over 22 percent, reflecting the trend toward higher density ownership housing. (Figure 26)

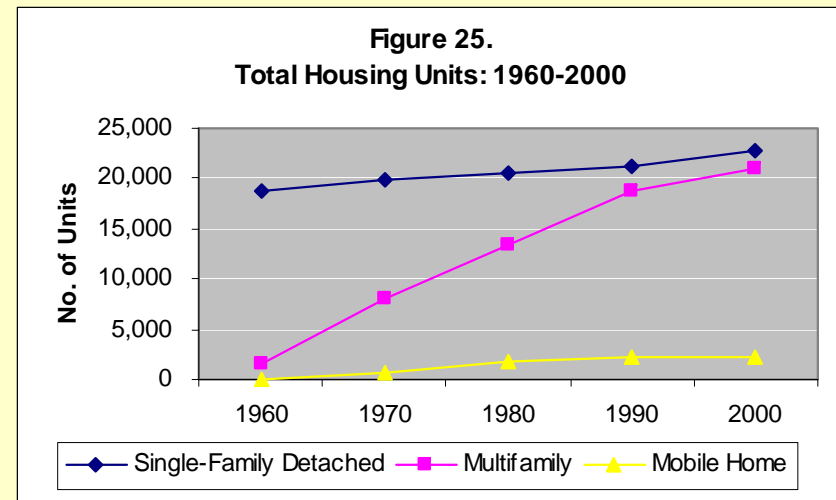
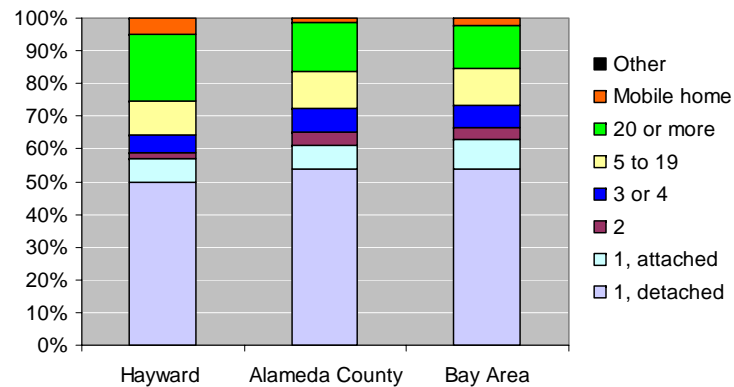


Figure 26. TOTAL HOUSING UNITS BY UNITS IN STRUCTURE: 1990-2000						
Type	1990	%	2000	%	Change	%
Single-Family Detached	21,227	50.3	22,773	49.5	1,546	7.3
Single-Family Attached	2,773	6.6	3,401	7.4	628	22.6
Duplex	754	1.8	835	1.8	81	10.7
3 or 4 Units	2,231	5.3	2,517	5.5	286	12.8
5 Units or More	12,945	30.7	14,133	30.8	1,188	9.2
Mobile Home	2,286	5.4	2,301	5.0	15	0.7
TOTALS	42,216	100.0	45,960	100.0	3,744	8.9

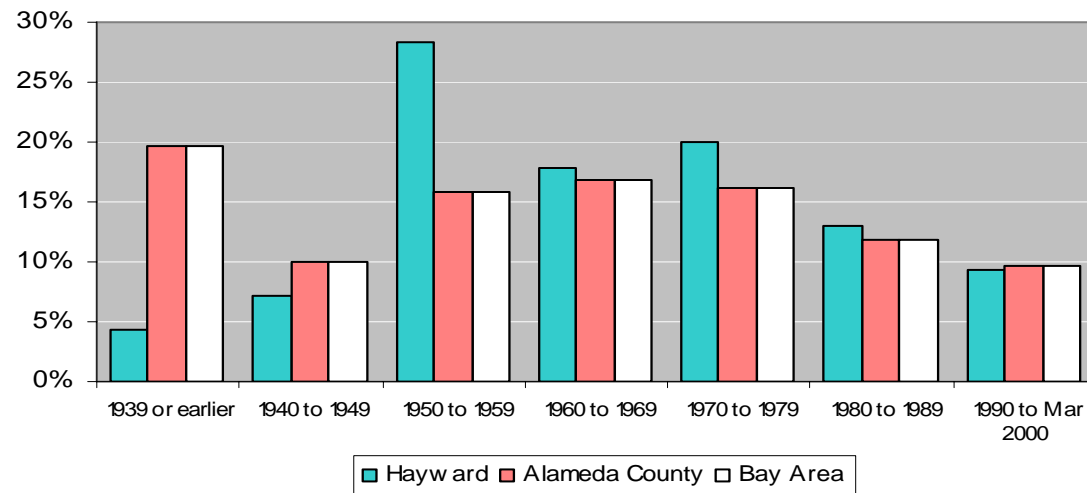
Note : Includes vacant housing units

Figure 27.
Units in Structure



The most notable differences in housing type distribution between Hayward, Alameda County and the Bay Area are that Hayward has a slightly lower percentage of single-family detached homes and a higher percentage of multi-family homes in 20 units or more structures. (Figure 27) The percentage of units built in the 1990s is lower than that for the County and the region, thus reversing a trend that began in 1950, which reflects the diminishing supply of available land in Hayward and the higher cost of redeveloping underutilized land. (Figure 28)

Figure 28.
TOTAL HOUSING UNITS BY YEAR BUILT



Housing Type and Tenure

In the last decade, the City has seen an increase in owner occupied units, which stand at 53.2 percent of total occupied housing units as compared to 51.5 percent in 1990. About half of the households in Hayward live in single-family housing units. (Figure 29 and 30) The percentage of single-family detached homes that are renter occupied decreased from 21.3 percent in 1990 to 17.5 percent in 2000.

Figure 29. Housing Type and Tenure: 2000

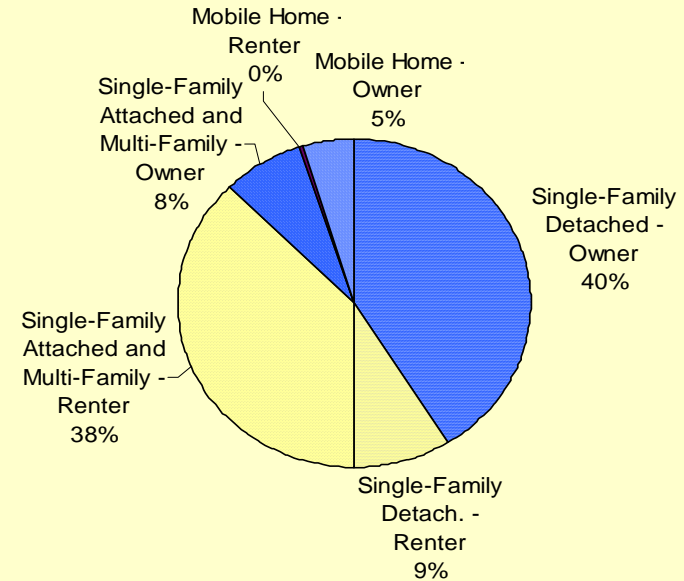


Figure 30. HOUSING TYPE BY TENURE : 1990 - 2000										
Type	1990					2000				
	Total	% of All Households	% Owner Occupied	% Renter Occupied	% Total	Total	% of All Households	% Owner Occupied	% Renter Occupied	% Total
Single Family Detached	20,285	50.6	78.7	21.3	100.0	22,423	49.9	82.5	17.5	100.0
Single Family Attached*	2,626	6.5	52.2	47.8	100.0	3,391	7.6	57.4	42.6	100.0
Multifamily	14,968	37.3	8.1	91.9	100.0	16,881	37.6	8.5	91.5	100.0
Mobile Home	2,238	5.6	94.5	5.5	100.0	2,207	4.9	94.2	5.8	100.0
Total	40,117	100.0	51.5	48.5	100.0	44,902	100.0	53.3	46.7	100.0

* Includes townhouses, condominiums and other units in single-family attached structures

Housing Value and Rent

Housing value in Hayward has continued to escalate throughout the 1990s. (Figure 31) The median value has increased by 28 percent from \$184,500 to \$237,300. This figure, however, is still much lower than the median values of Alameda County and the Bay Area, \$303,100 and \$353,500, respectively. (Figure 32)

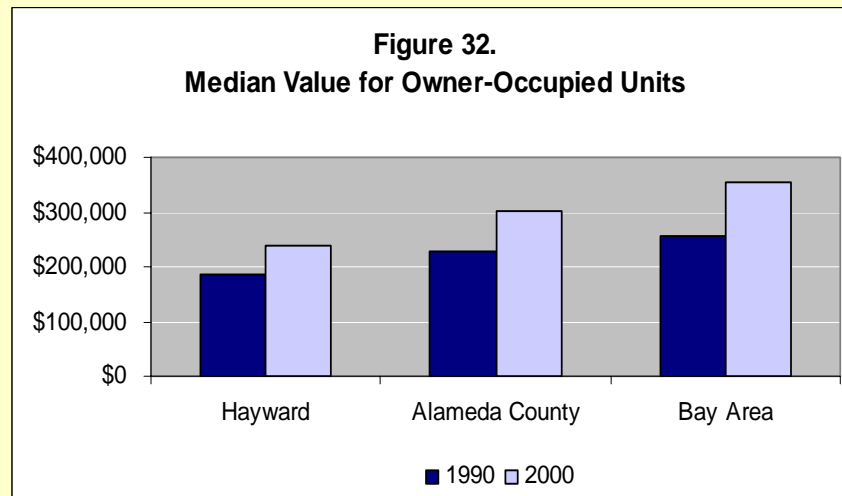


Figure 31. VALUE FOR SPECIFIED OWNER-OCCUPIED UNITS

Value	1990		2000	
	Units	%	Units	%
Less than \$50,000	182	1.1	185	0.9
\$50,000 to \$99,999	600	3.6	157	0.8
\$100,000 to \$149,999	2,668	16.2	1,200	6.1
\$150,000 to \$199,999	7,026	42.7	4,321	21.8
\$200,000 to \$249,999	3,423	20.8	5,407	27.3
\$250,000 to \$299,999	1,128	6.8	4,232	21.4
\$300,000 to \$399,999	1,094	6.6	2,700	13.6
\$400,000 to \$499,999	243	1.5	920	4.6
\$500,000 to \$749,999	109	0.7	589	3.0
\$750,000 to \$999,999			64	0.3
\$1,000,000 or more			22	0.1
Total:	16,473	100.0	19,797	100.0

Contact Rent has also trended upward with the most availability in the \$1000 to \$1250 range as compared to the less than \$550 category in 1990. (Figure 33) The median contract rent is \$849, an increase of \$220 over 1990 level. It is significantly higher than the County's median of \$784 but lower than the Bay Area's \$899. (Figure 34)

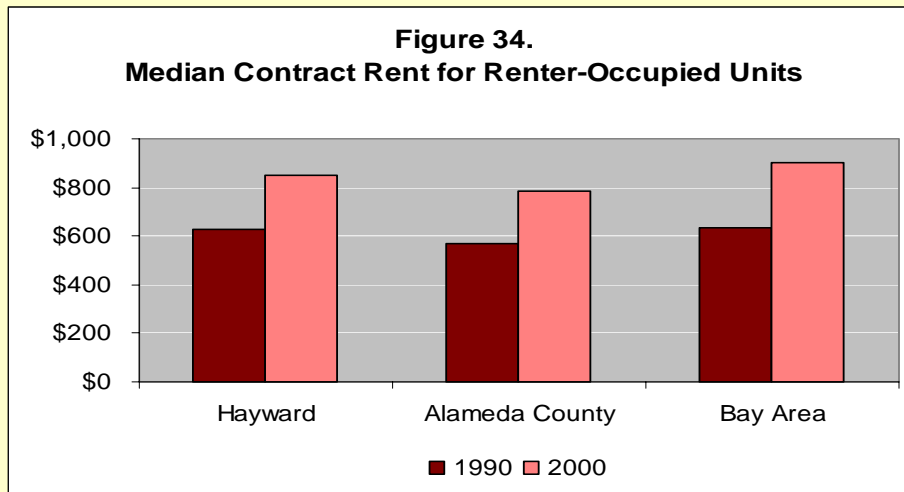


Figure 33. CONTRACT RENT FOR RENTER-OCCUPIED UNITS

Rent	1990		2000	
	Units	%	Units	%
Less than \$550	5,638	29.3	2,262	10.8
\$550 to \$599	2,503	13.0	702	3.4
\$600 to \$649	2,385	12.4	961	4.6
\$650 to \$699	2,446	12.7	996	4.8
\$700 to \$749	1,765	9.2	1,768	8.5
\$750 to \$799	3,782	9.2	1,902	9.1
\$800 to \$899			3,364	16.1
\$900 to \$999			3,197	15.3
\$1,000 to \$1,249	503	9.2	3,690	17.7
\$1,250 to \$1,499			1,062	5.1
\$1,500 to \$1,999			536	2.6
\$2,000 or more	249	1.3	42	0.2
No cash rent			410	2.0
Total:	19,271	100.0	20,892	100.0

Household Income

During the 1990s, the median household income of Hayward residents has increased by 43.6 percent from \$34,058 to \$51,777. (Figure 35) While 14 percent of all households earned over \$100,000, almost 20 percent of all households earned less than \$25,000. (Figure 36)

Figure 36. Household Income in 1990 - 2000

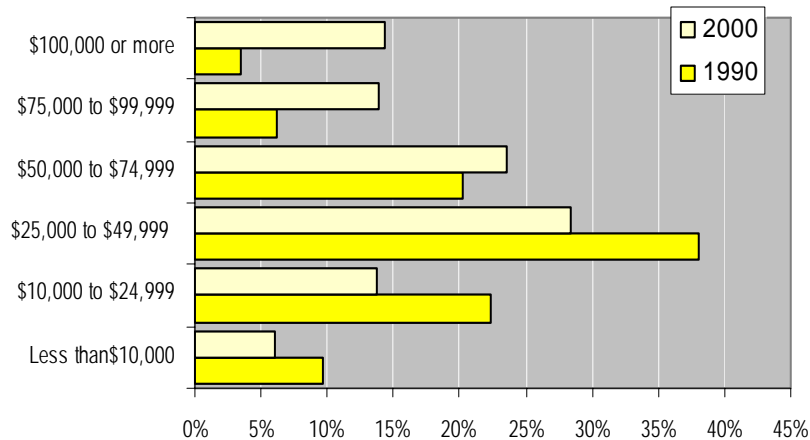
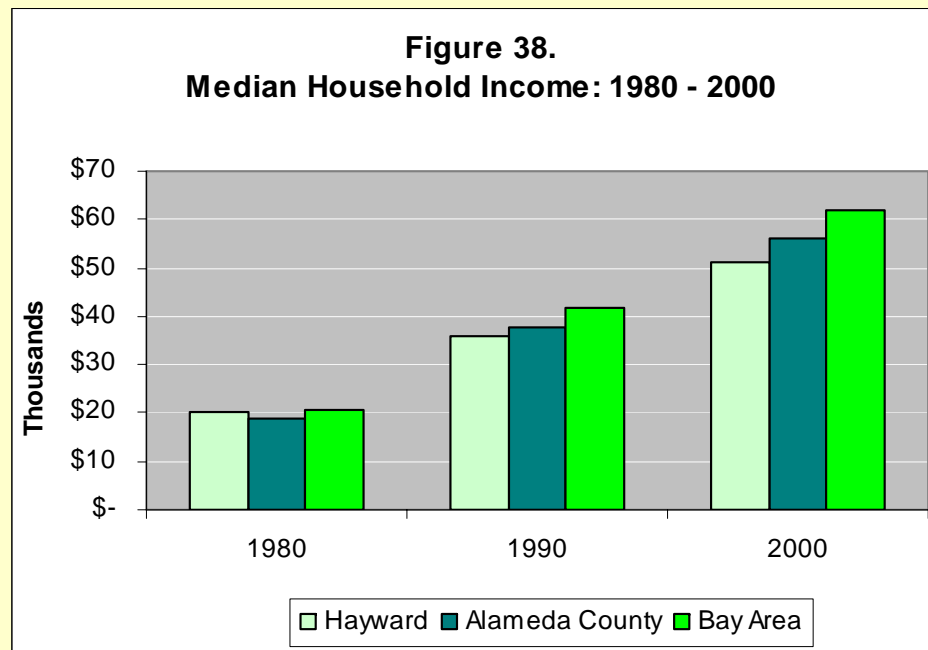


Figure 35. HOUSEHOLD INCOME: 1990-2000

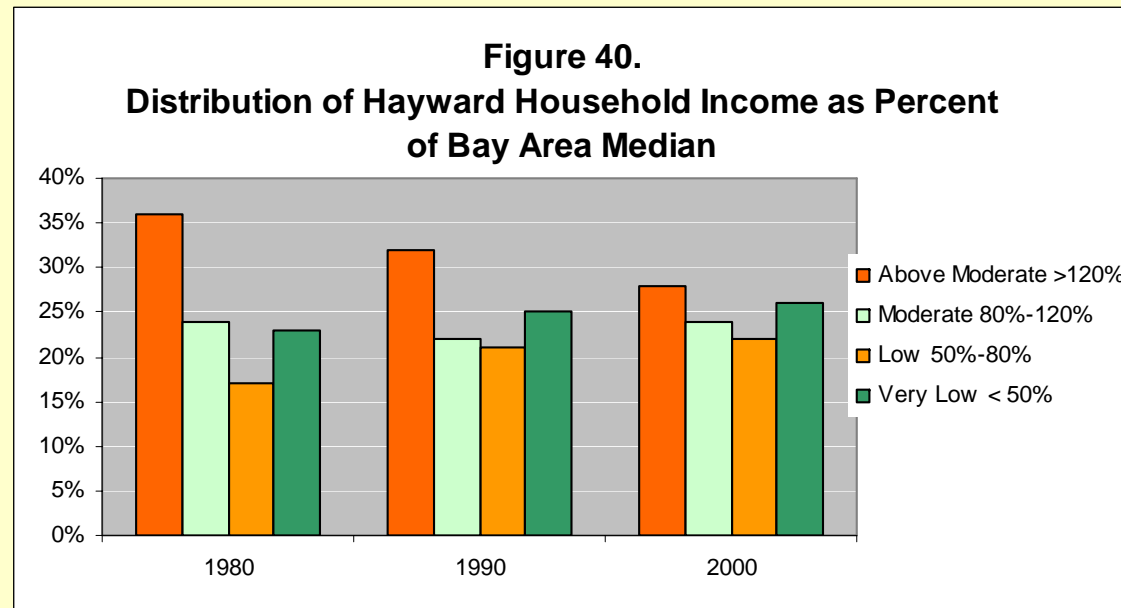
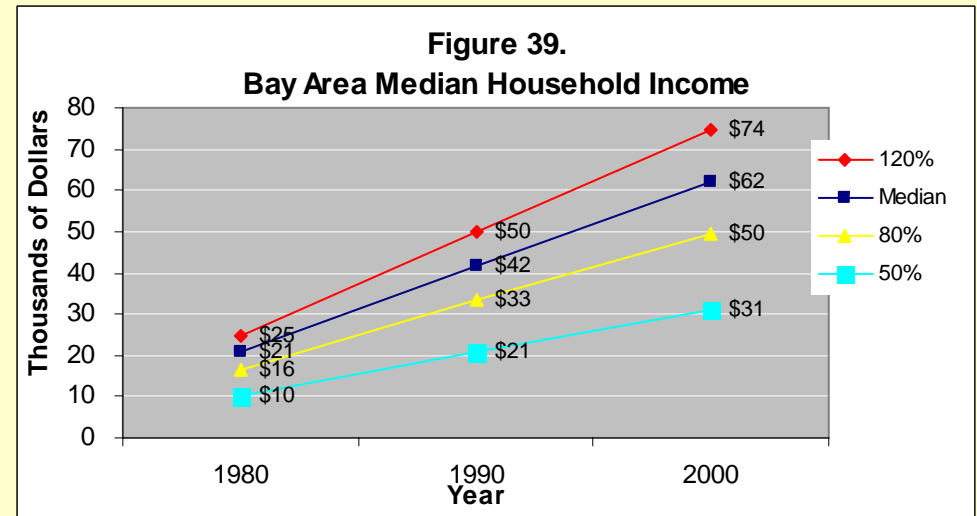
	1990		2000	
	Households	%	Households	%
Less than \$10,000	3,902	9.7	2,732	6.1
\$10,000 to \$14,999	2,532	6.3	1,810	4.0
\$15,000 to \$19,999	3,044	7.6	1,960	4.4
\$20,000 to \$24,999	3,389	8.4	2,354	5.3
\$25,000 to \$29,999	6,549	16.3	2,320	5.2
\$30,000 to \$34,999			2,529	5.6
\$35,000 to \$39,999			2,774	6.2
\$40,000 to \$44,999	8,795	21.9	2,560	5.7
\$45,000 to \$49,999			2,549	5.7
\$50,000 to \$59,999			4,711	10.5
\$60,000 to \$74,999	4,068	10.1	5,849	13.1
\$75,000 to \$99,999	2,482	6.2	6,238	13.9
\$100,000 to \$124,999	772	1.9	3,134	7.0
\$125,000 to \$149,999	278	0.7	1,563	3.5
\$150,000 to \$199,999	357	0.9	1,034	2.3
\$200,000 or more			692	1.5
Total:	40,246	100.0	44,809	100.0

The median household income in Hayward has not kept pace with the median incomes in Alameda County and the Bay Area. Since 1980, the median income in Hayward has increased about 2.5 times while the median incomes for both Alameda County and the Bay Area have tripled. As a result, Hayward's median household income was only 82 percent of the Bay Area median income in 2000. (Figure 37 and 38)

Figure 37. MEDIAN HOUSEHOLD INCOME : 1980 - 2000			
	1980	1990	2000
Hayward	\$ 19,987	\$ 36,058	\$ 51,177
Alameda County	\$ 18,700	\$ 37,544	\$ 55,946
Bay Area	\$ 20,608	\$ 41,595	\$ 62,024
Hayward % of Bay Area	97.0%	86.7%	82.5%



Therefore, when the distribution of household incomes in Hayward is viewed in relation to the relatively higher Bay Area median (approximately \$62,000), it can be observed that the percentage of households in the Above Moderate income category (over \$75,000) is decreasing while the percentage of households in the Low (\$30,000 to \$50,000) and Very Low (below \$30,000) income categories is increasing. (Figure 39 and 40)



The distribution of household income by race and Hispanic origin in 1990 and 2000 is illustrated in Figures 41 and 42. Of the four largest groups, Asian has the highest median household income, \$61,220, in

2000. The difference between Hispanic and non-Hispanic White groups is relatively small, \$50,841 and \$50,389, respectively. The median household income for Black and African American is \$48,518.

Figure 41. HOUSEHOLD INCOME BY RACE AND HISPANIC ORIGIN: 1990 and 2000

Number of Households Amount	White		Black or African American		Hispanic or Latino		American Indian or Alaska Native		Asian (incl. Pac Islander in 1990)*		Hawaiian and Other Pacific Islander*		Other	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than \$15,000	4,089	1,978	608	630	1,151	849	67	21	519	776	n/a	53	n/a	235
\$15,000 to \$24,999	3,800	2,012	753	531	1,264	1,068	48	11	568	492	n/a	48	n/a	152
\$25,000 to \$34,999	3,806	1,919	762	712	1,212	1,337	50	26	719	571	n/a	61	n/a	223
\$35,000 to \$49,999	4,991	3,016	924	948	1,725	2,088	80	30	1,075	1,166	n/a	159	n/a	476
\$50,000 to \$74,999	4,894	3,956	691	1,236	1,378	2,790	81	130	1,102	1,813	n/a	245	n/a	390
\$75,000 to \$99,999	1,304	2,562	207	712	460	1,559	19	97	492	1,132	n/a	93	n/a	83
\$100,000 or more	781	2,606	173	790	140	1,256	15	26	298	1,521	n/a	25	n/a	199
Total:	23,665	18,049	4,118	5,559	7,330	10,947	360	341	4,773	7,471	n/a	684	n/a	1,758

Figure 42. HOUSEHOLD INCOME BY RACE AND HISPANIC ORIGIN: 1990 and 2000

Percentage of Total Households Amount	White		Black or African American		Hispanic or Latino		American Indian or Alaska Native		Asian (incl. Pac Islander in 1990)*		Hawaiian and Other Pacific Islander*		Other	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than \$15,000	17.3%	11.0%	14.8%	11.3%	15.7%	7.8%	18.6%	6.2%	10.9%	10.4%	n/a	7.7%	n/a	13.4%
\$15,000 to \$24,999	16.1%	11.1%	18.3%	9.6%	17.2%	9.8%	13.3%	3.2%	11.9%	6.6%	n/a	7.0%	n/a	8.6%
\$25,000 to \$34,999	16.1%	10.6%	18.5%	12.8%	16.5%	12.2%	13.9%	7.6%	15.1%	7.6%	n/a	8.9%	n/a	12.7%
\$35,000 to \$49,999	21.1%	16.7%	22.4%	17.1%	23.5%	19.1%	22.2%	8.8%	22.5%	15.6%	n/a	23.2%	n/a	27.1%
\$50,000 to \$74,999	20.7%	21.9%	16.8%	22.2%	18.8%	25.5%	22.5%	38.1%	23.1%	24.3%	n/a	35.8%	n/a	22.2%
\$75,000 to \$99,999	5.5%	14.2%	5.0%	12.8%	6.3%	14.2%	5.3%	28.4%	10.3%	15.2%	n/a	13.6%	n/a	4.7%
\$100,000 or more	3.3%	14.4%	4.2%	14.2%	1.9%	11.5%	4.2%	7.6%	6.2%	20.4%	n/a	3.7%	n/a	11.3%
Total:	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	n/a	100.0%	n/a	100.0%

Occupation

Almost one-third of employed residents in Hayward held sales and office occupations while another 27 percent are in management, professional and related positions. The number of service occupation holders in Hayward has risen to over 13 percent in 2000 from under 11 percent in 1990. (Figure 43 to 46)

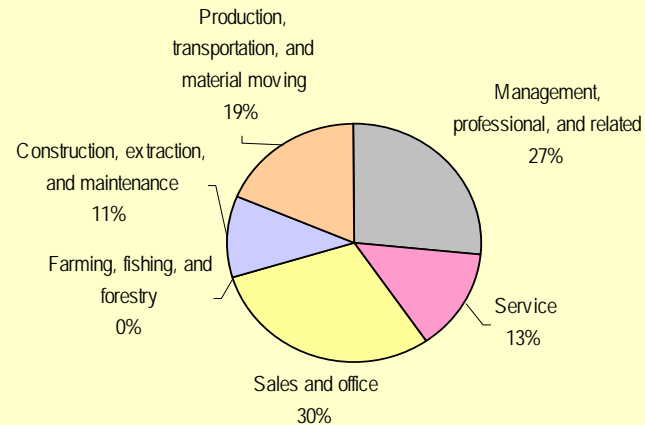


Figure 43.
Employed Residents by Occupation in 2000

Figure 44. EMPLOYED RESIDENTS BY OCCUPATION : 1990 and 2000				
	1990	%	2000	%
Management, professional, and related	14,608	26.3	16,881	26.7
Service	6,067	10.9	8,524	13.5
Sales and office	17,620	31.8	19,001	30.0
Farming, fishing, and forestry	637	1.1	136	0.2
Construction, extraction, and maintenance	6,519	11.7	6,912	10.9
Production, transportation, and material moving	10,030	18.1	11,816	18.7
TOTAL	55,481	100.0	63,270	100.0

Compared to both the Alameda County and the Bay Area region, a significantly lower percentage of Hayward's employed residents held positions in the management, professional and related category while a higher percentage held positions in the production, transportation and material moving category.

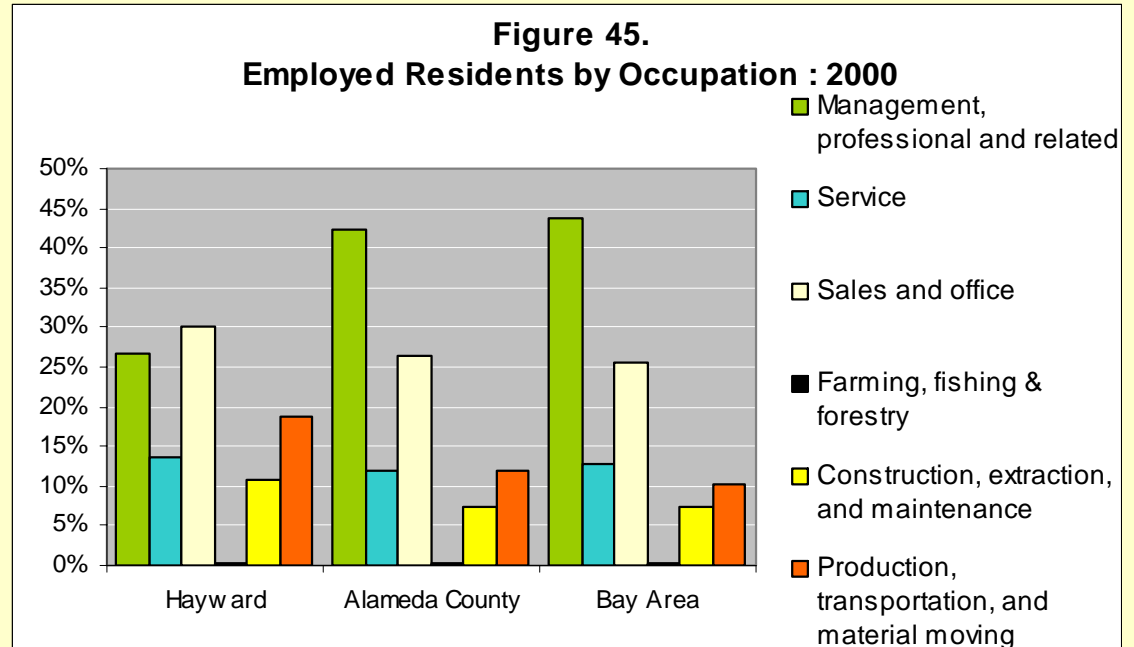


Figure 46. EMPLOYED RESIDENTS BY OCCUPATION : 2000						
	Hayward		Alameda County		Bay Area	
Management, professional and related	16,881	26.70%	293,312	42.30%	1,470,597	43.70%
Service	8,524	13.50%	82,773	11.90%	430,965	12.80%
Sales and office	19,001	30.00%	182,205	26.30%	863,193	25.60%
Farming, fishing & forestry	136	0.20%	1,065	0.20%	14,107	0.40%
Construction, extraction, and maintenance	6,912	10.90%	51,816	7.50%	248,501	7.40%
Production, transportation, and material moving	11,816	18.70%	81,662	11.80%	339,140	10.10%
Total	63,270	100.00%	692,833	100.00%	3,366,503	100.00%

Manufacturing, education, health and social services, retail trade and professional and related services are the four largest sectors in Hayward, employing a total of 56.5 percent of Hayward residents. The education, health and social services industry has experienced the strongest growth in the 1990s; however, it is still lower than the employment level of Alameda County and the Bay Area. Retail trade, on the other hand, has seen the steepest decline of over 4 percent though its percentage is still ahead of those of the County and the Bay Area. (Figure 47, 48 and 49)

Figure 47. EMPLOYED RESIDENTS BY INDUSTRY: 1990 AND 2000

	1999	%	2000	%
Agriculture, forestry, fishing and hunting, and mining	661	1.2	148	0.2
Construction	3,639	6.6	4,808	7.9
Manufacturing	9,786	17.6	10,299	17.0
Wholesale trade	3,935	7.1	3,979	6.6
Retail trade	9,669	17.4	8,023	13.3
Transportation and warehousing	4,713	8.5	4,997	8.3
Information and Utilities	1,728	3.1	2,467	4.1
Finance, insurance, real estate and rental	3,818	6.9	3,963	6.6
Professional and related services	5,021	9.0	6,580	10.9
Educational, health and social services	6,697	12.1	9,269	15.3
Entertainment and other services	3,495	6.3	3,994	6.6
Public Administration	2,319	4.2	1,971	3.3
TOTAL	55,481	100.0	60,498	100.0

Figure 34. Employed Residents by Industry

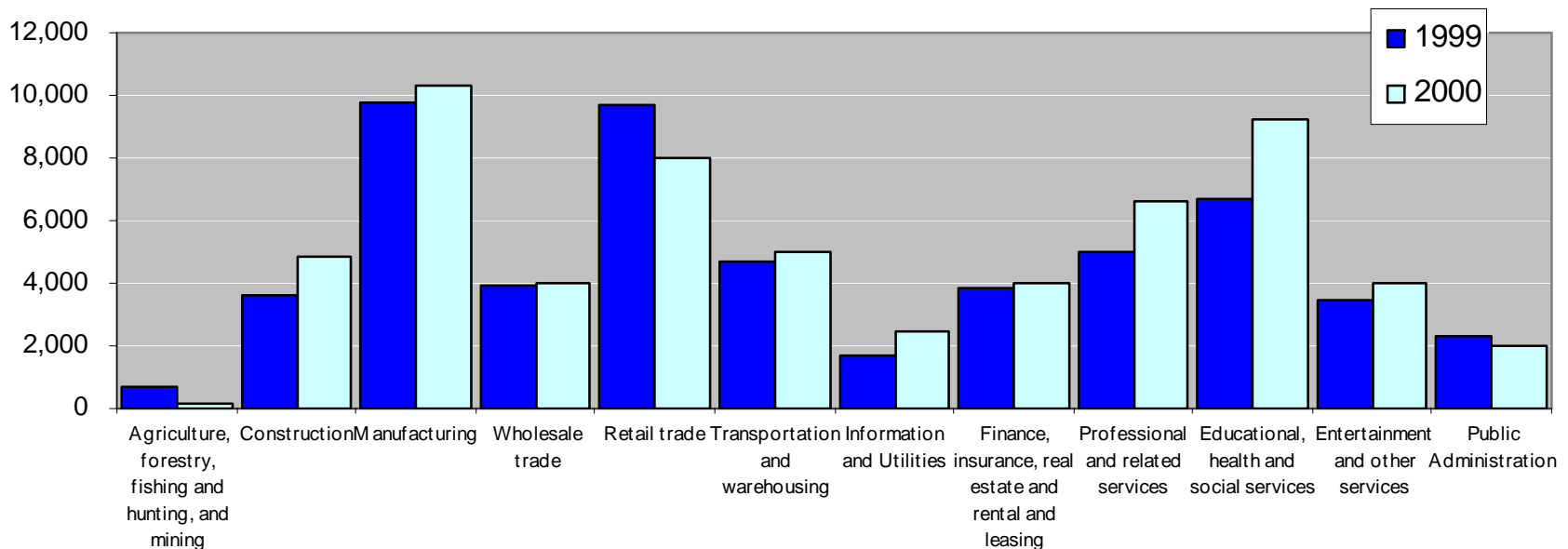
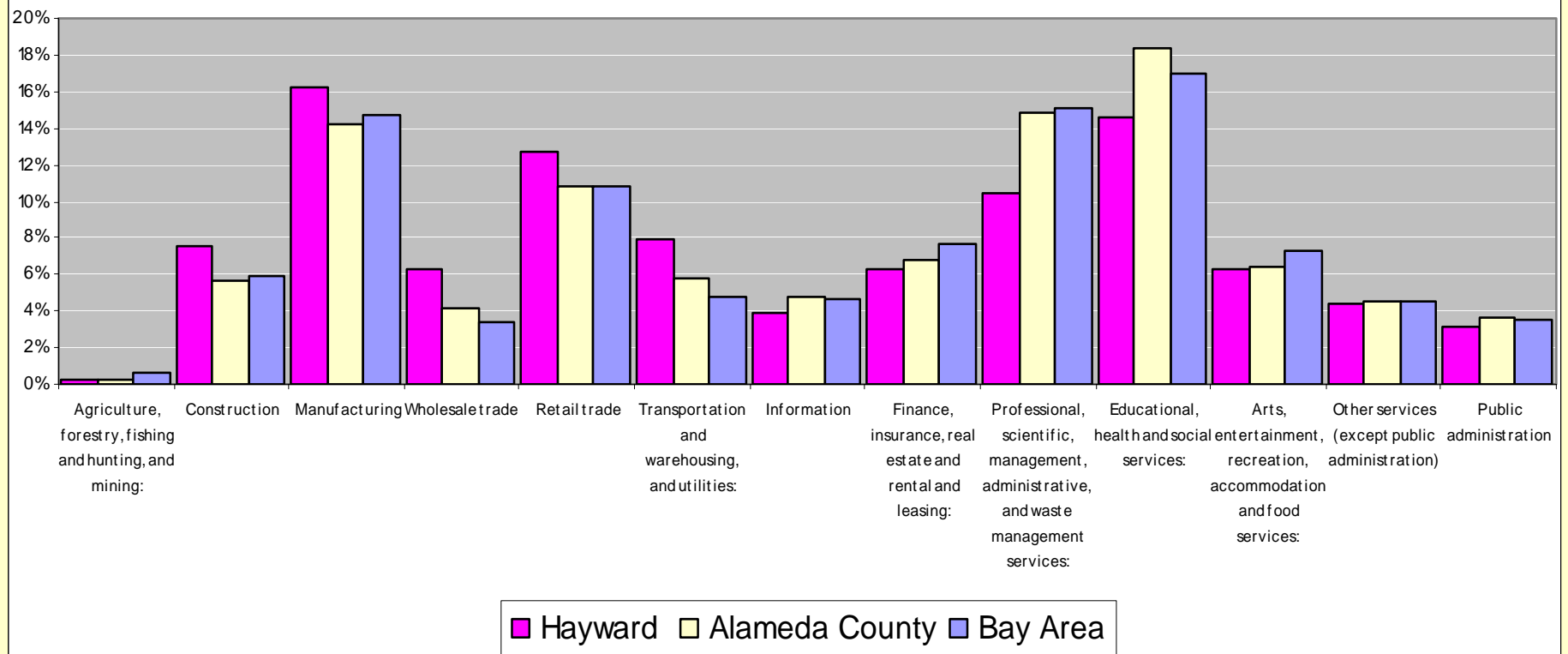


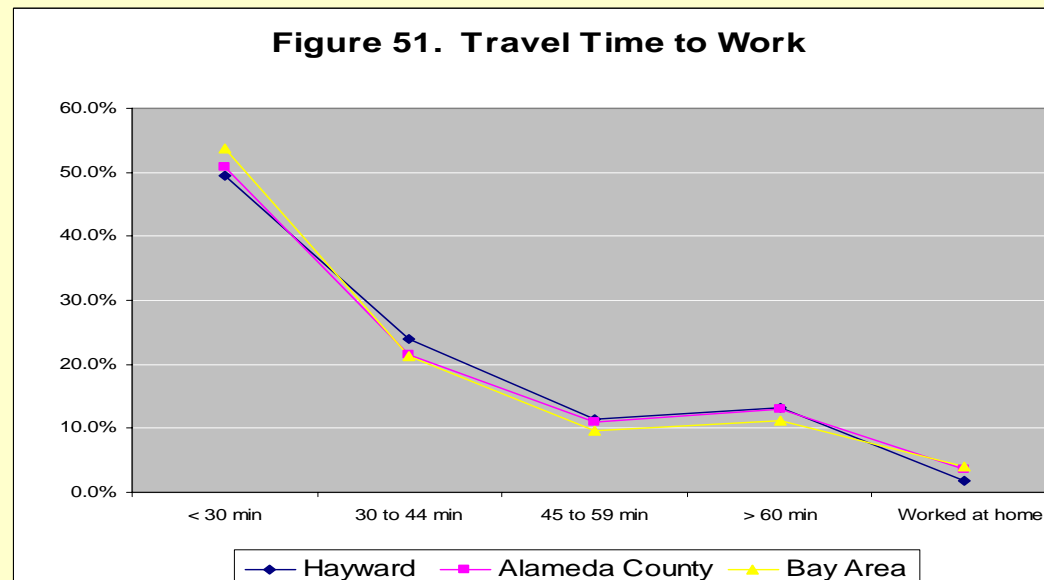
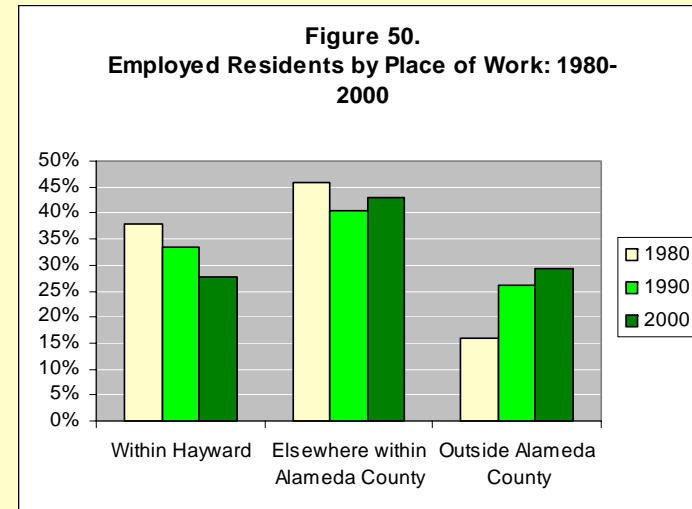
Figure 35.
Employed Residents by Industry in 2000



Place of Work

About 28 percent of employed residents in Hayward also work in the City. This percentage has declined during the last twenty years. Almost 4 percent of employed residents work outside the nine-county Bay Area. (Figure 50)

No matter where one lives in the Bay Area, about half of the employed residents travel less than 30 minutes to work while over 10 percent require more than one hour of travel time. (Figure 51)



Driving alone is the mode of choice for two-thirds of the commuters in Hayward, Alameda County and the Bay Area. More residents carpooled to work in Hayward than in the County and the Bay Area while the number of workers who biked or walked to work remained under 5 percent for all three areas. (Figure 52 and 53)

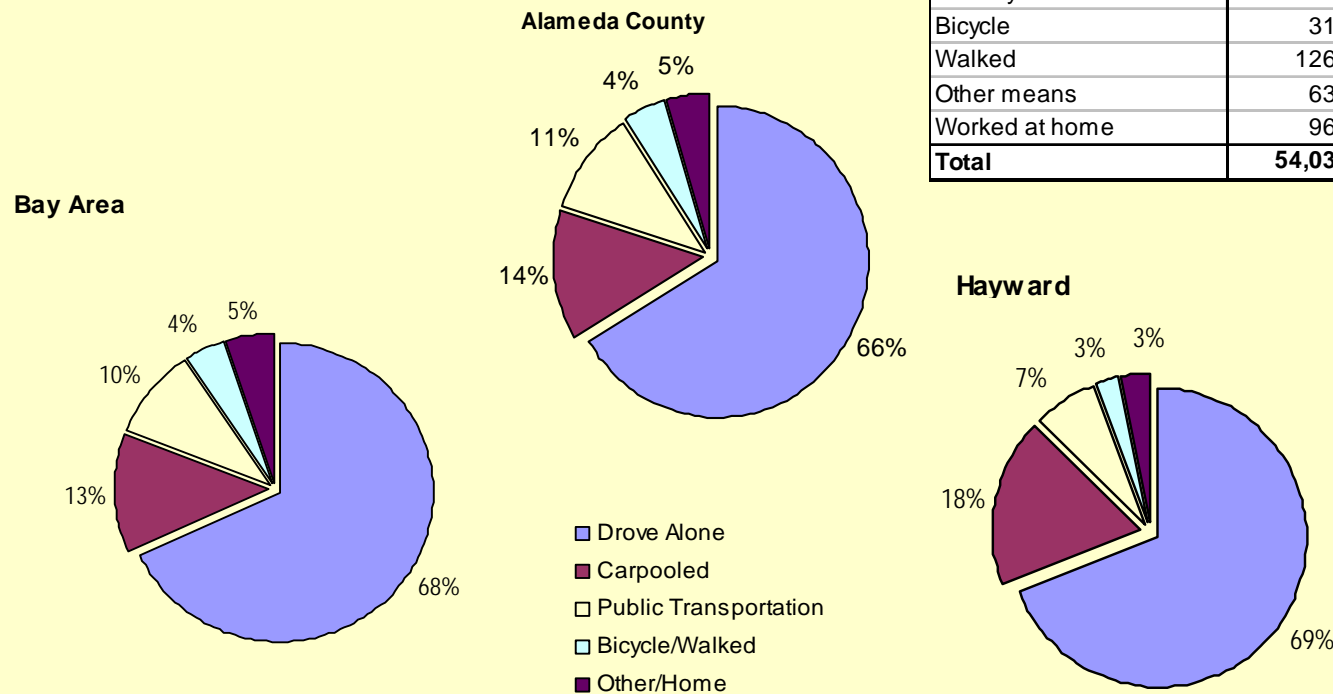


Figure 52. Mode of Commute

Figure 53. MODE OF COMMUTE for HAYWARD RESIDENTS

	1990	%	2000	%
Car, truck, or van:				
Drove alone	38797	71.8%	42,622	69.0%
Carpooled	7631	14.1%	11,248	18.2%
Public transportation:				
Bus or Streecar	1703	3.2%	1,537	2.5%
Subway or elevated	2349	4.3%	2,359	3.8%
Railroad and Taxicab	163	0.3%	268	0.4%
Motorcycle	208	0.4%	229	0.4%
Bicycle	315	0.6%	218	0.4%
Walked	1261	2.3%	1,325	2.1%
Other means	639	1.2%	778	1.3%
Worked at home	969	1.8%	1,148	1.9%
Total	54,035	100.0%	61,732	100.0%